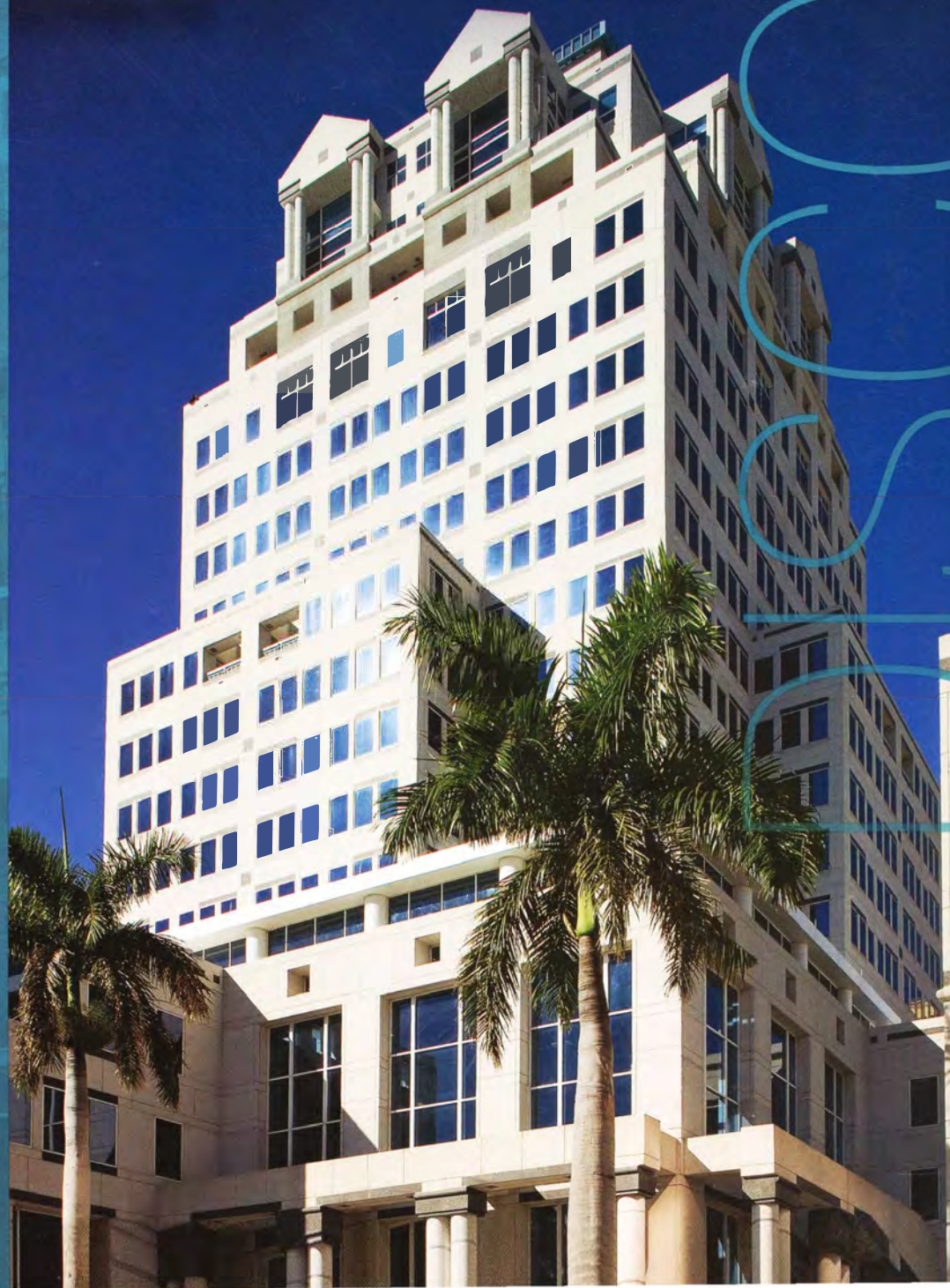


Esperanté
CORPORATE CENTER

DISCOVER THE OPPORTUNITIES



Located in the heart of the West Palm Beach CBD – at the gateway to Palm Beach – Esperanté Corporate Center commands spectacular views of the Atlantic Ocean, the Intracoastal Waterway and Downtown.

Having completed a \$4.5 million renovation, this 256,151 SF Class A asset offers valuable new opportunities for tenants including on-site amenities and a comprehensive sustainability program that helps lower operating costs.

\$4.5 Million Renovation Now Complete



Close to the County Courthouse, Palm Beach International Airport and major highways, Esperanté is a popular choice for prominent law firms, banks and financial firms.



5-Star Worldwide

Discover the Value of Membership



- Conference Center – Upscale, tech-ready, complimentary for tenants
- Fitness Center – Fully-equipped with weights, cardio, lockers, showers
- Concierge Services – Your quick link to outside resources
- Global Connections – Reciprocal privileges at 5-Star facilities across the U.S. and Europe

5-Star  **WORLDWIDE™**
Your office, our world.



www.esperantemgt.com



DISCOVER THE OPPORTUNITIES

With exclusive tenant services, a premier location and spectacular views, come see why Esperanté Corporate Center is West Palm Beach's destination of choice.

Discover Distinction

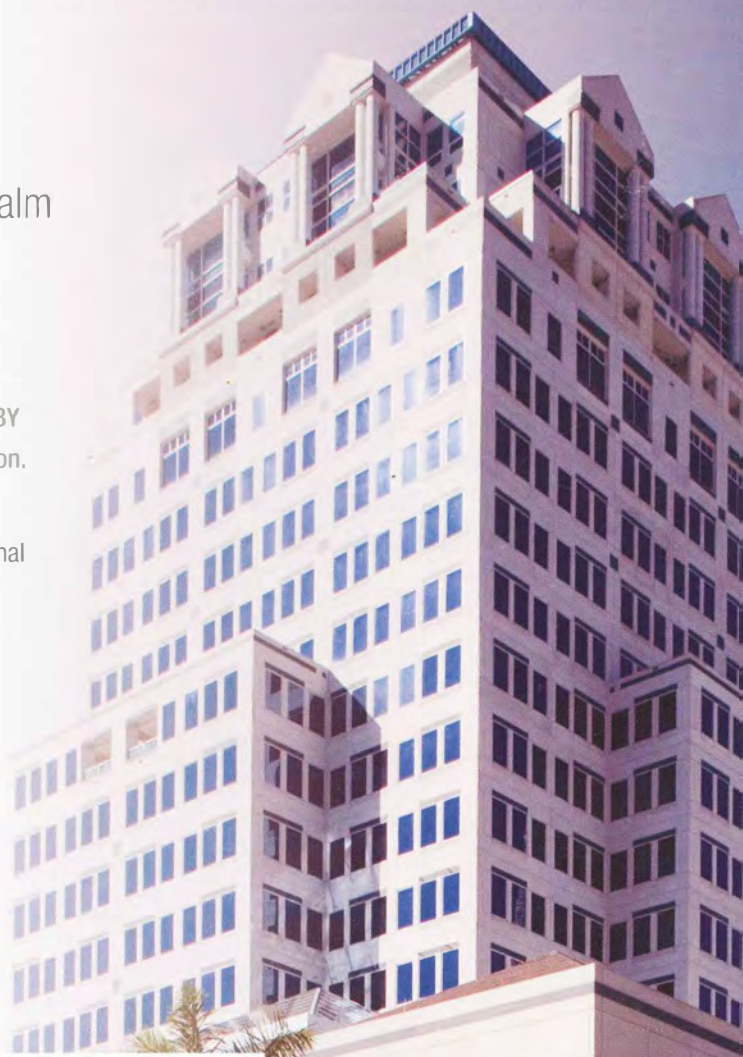
Esperanté Corporate Center received the 2010-2011 BOMA TOBY award for Renovated Building of The Year in the Southern Region.

Recognizing only the best properties, tenants reap the benefits of this award through ownership and management with exceptional attention to tenant satisfaction.

Discover Sustainability

Esperanté Corporate Center is the first building in West Palm Beach to achieve LEED® Gold.

On average, tenants in LEED certified buildings see 2.88 fewer sick days¹, 24% lower energy costs² and a 74% boost to their public image².



Discover The Perks

Esperanté Corporate Center offers signature 5-Star Worldwide services and amenities designed to increase tenant productivity and create a better workday.

Tenants enjoy a state-of-the-art fitness center, on-site conference center, concierge services, valet parking and dry cleaning and the Blue Roof Café.

Discover Quality Ownership

Esperanté Corporate Center is owned by CBRE Global Investors, a leading real estate investment management firm with \$94.8 billion in assets under management on a combined pro forma basis as of September 30, 2011³.

With more than \$4.5 million in capital improvements recently completed at Esperanté, CBRE Global Investors is committed to creating an incomparable tenant experience.

Discover an unmatched
office experience at
Esperanté Corporate Center.

Esperanté
CORPORATE CENTER



To schedule a private tour,
please contact the leasing team:

Anthony Librizzi
561.227.1808
anthony.librizzi@cbre.com

Jeffrey Kelly
561.393.1621
jeffrey.kelly@cbre.com

LEED and the related logo is a trademark owned by the U.S. Green Building Council and is used with permission.

¹ "Do Green Buildings Make Dollars & Sense?" Conducted by Burnham-Moores Center for Real Estate at the University of San Diego, McGraw-Hill Construction and CB Richard Ellis (2009)

² The Green Building Market & Impact Report 2010, © GreenBiz Group, written and researched by Robert Watson. www.GreenBiz.com

³ Assets under management (AUM) refers to current fair market value of real estate-related assets with respect to which CBRE Global Investors provides, on a global basis, oversight, investment management services and other advice, and which generally consist of properties and real estate-related loans, securities portfolios, and investments in operating companies, joint ventures and in private real estate funds under its fund of funds program. This AUM is intended principally to reflect the extent of CBRE Global Investors' presence in the global real estate market, and its calculation of AUM may differ from the calculations of other asset managers. CBRE Global Investors changed its calculation of AUM with the ING REIM acquisition. The change in methodology has not had a material impact on its AUM calculation. The new methodology has been used to derive pro forma combined AUM as of September 30, 2011.

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CBRE

Esperanté Corporate Center

222 Lakeview Avenue | West Palm Beach, FL 33401

www.esperantemgt.com

TENANT AMENITIES

Responsive Management

CB Richard Ellis offers on-site management of tenant requests and building operations.

Building Security

With a lobby attendant on duty 24 hours a day, seven days a week, tenants can feel secure even when working on weekends. Security cameras are located throughout the building's interior and exterior areas, and are monitored from the lobby attendant console.

5-Star Worldwide

An exclusive offering of CBRE Investors properties, the 5-Star Worldwide tenant services program provides a host of benefits and advantages to make every workday better.

Conference Center – Upscale, tech-ready, complimentary for tenants

Fitness Center – Fully-equipped with weights, cardio, lockers, showers

Concierge Services – Your quick link to outside resources

Global Connections – Reciprocal privileges at 5-Star facilities across the U.S. and Europe

Additional Amenities

Blue Roof Café – WiFi eatery offering breakfast, lunch & catering

Valet Parking – Easy access for clients & guests

On-site Car Wash/Wax

Valet Dry Cleaning

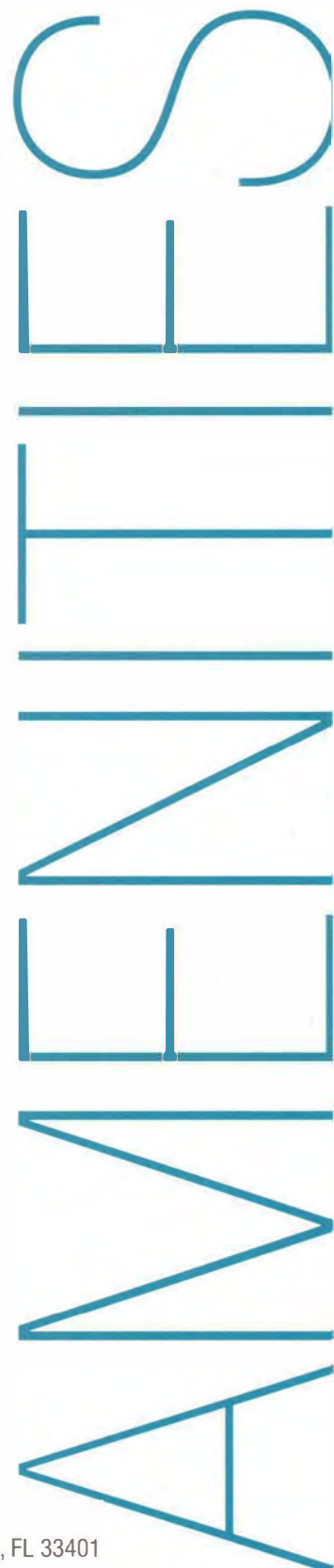
Shoe Shine/Repair

Banking & ATM



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Jeffrey Kelly
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jeffrey.kelly@cbre.com



FACTS & STATS

Esperanté Corporate Center is located in the heart of the West Palm Beach CBD at 222 Lakeview Avenue.

This location, considered the gateway to Palm Beach, provides spectacular views of the Atlantic Ocean, Intracoastal Waterway and the city's downtown skyline. Offering tenants close proximity to many local amenities, as well as the County Courthouse, Palm Beach International Airport and local highways, Esperanté understandably is the location of choice for major law firms, banks and financial firms.

Owner

CB Richard Ellis Investors Strategic Partners

Property Manager

CB Richard Ellis, Inc.
Michele Pellico

Office Leasing

CB Richard Ellis, Inc.
Anthony Librizzi and Jeffrey Kelly

Space Planner

Yoshino Trieschmann Design Group

Building Architect

Original: RTKL Associates, Inc.
Renovations: Staffelbach

Year Built

1989

Stories

20

Building Size

256,151 RSF

Elevators

Five total: One freight, four passenger

Parking

Attached garage, covered,
24-hour access via card key
Ratio: 2.5:1,000

Janitorial

Five days a week

Building Access

24-hour access



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